



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
Account 300004116 Parcel ID 0000-24-29N-23W-1-001-00 Cadastral ID 0000-29N-23W-24-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25816 ROHRER, CHARLES VERNON, JR.; ROXANNE LORENE DUNNAGAN; & ERIC JON ROHRER 926 TIMBER GROVE ARDMORE OK 73401- Parcel Location Situs 207 US HIGHWAY Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 24 / 29 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-24-29N-23W-1-001-00 05/21/24</p>														
HOUSE										5/23/2024									
Legal Description					Building Permits														
Lat/Long: 36.98598722 -99.62991175					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
SEC.24-29-23 NE4 BOOK 654 PAGE 287																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					791/731	LEHMAN LIVING TRUST	09/19/2025	0	04										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	22,371	20,715	12%	2,486	Assessed	9,677	761.97										
Year Frozen		Improvements	82,995	59,923		7,191	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	105,366	80,638		9,677	Total Taxable	9,677	762.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300004116	ROHRER, CHARLES VERNON, JR.; ROXANNE			102	105,366	0	9,395	740.00										
2024	2024-300004116	MYERS, ROXY, ETAL			102	112,721	0	9,121	743.00										
2023	2023-300004116	MYERS, ROXY, ETAL			102	104,363	0	8,856	733.00										
2022	2022-300004116	MYERS, ROXY, ETAL			102	95,587	0	8,598	707.00										
2021	2021-300004116	MYERS, ROXY, ETAL			102	81,609	0	8,347	689.00										
2020	2020-300004116	MYERS, ROXY, ETAL			102	81,609	0	8,105	667.00										
2019	2019-0004116	MYERS, ROXY, ETAL			102	82,839		7,868	652.00										
2018	2018-0004116	MYERS, ROXY, ETAL			102	84,069		7,640	634.00										
2017	2017-0004116	MYERS, ROXY, ETAL			102	81,704		7,416	617.00										
2016	2016-0004116	MYERS, ROXY, ETAL			102	82,839		7,201	613.00										
2015	2015-0004116	MYERS, ROXY, ETAL			102	82,373		6,991	555.00										
2014	2014-0004116	MYERS, ROXY, ETAL			102	78,868		6,788	544.00										
2013	2013-0004116	MYERS, ROXY, ETAL			102	79,869		6,590	525.00										




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		 <p>0000-24-29N-23W-1-001-00 05/21/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	504 Total, 504 Partition
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 55

HOUSE 5/23/2024

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	92.81	Total Misc Impr	+ 9,353
Roofing Adj	+ 4.05	Garage Cost	+ 15,144
Subfloor Adj	+ 0.00	Total RCN	= 195,796
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 115,519
Plumbing Adj	+ 2.14	Lump Sums	+ 0
Basement Adj	+ 14.36	RCNLD	= 80,277
Adj Base Cost	= 124.13	Lot Value	+ 5,000
Total Area	x 1,380	Indicated Value	= 85,277
Adjusted Cost	= 171,299	Value Per SqFt	61.79

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,277		
Lot Value	5,000		
Indicated Value	85,277	61.79	Per SqFt
Agland Value	17,371		
Site Improvements	2,360		
Total Value	105,008	76.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1967	110		110	59.54		6,549
PRCH	Slab Porch - Open	1968	31x4		124	22.61		2,804



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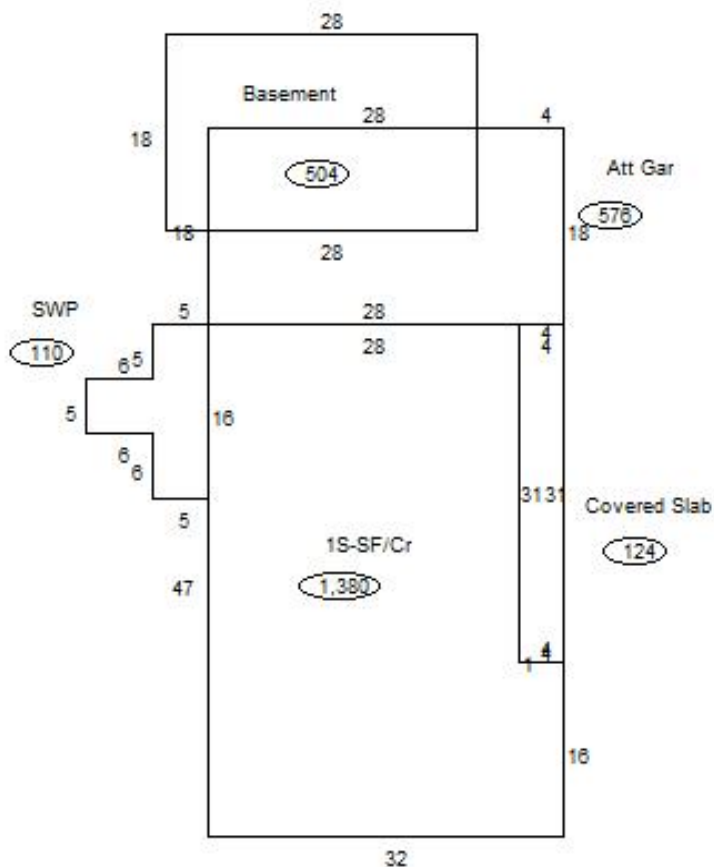
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,380	1.000	1,380
2	M	EPSW		20	SWP	110	1.000	110
3	M	PRCH		20	Covered Slab	124	1.000	124
4	G	1		20	Att Gar	576	1.000	576
5	B			20	Basement	504	1.000	504
Total Building Area						1,380		1,380



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	26x26x10	Concrete	Galvanized Metal	676		
	Qual	3	Cond	3	Year	1940	Eff Age	86
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (16.53 x 676)		11,174		11,174	8,939	2,235	
	PATO	Slab Porch - Open	10x8x0			80		
	Qual	1	Cond	1	Year	1940	Eff Age	120
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.79 x 80)		623		623	498	125	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			1.493	255	255	380	380
CA	CAREY SILT 1-3%	NP	50			3.063	160	160	490	490
QC	QUINLAN-WDWARD 5-12%	CR	14			2.231	71	71	159	159
QC	QUINLAN-WDWARD 5-12%	NP	14			40.582	45	45	1,818	1,818
W	WATER	NP	0			.731	0	0	0	0
WB	WOODWARD 3-8%	CR	33			39.729	168	168	6,673	6,673
WB	WOODWARD 3-8%	NP	33			23.514	106	106	2,483	2,483
WD	WOODWARD-QUINLAN3-8%	CR	23			42.787	117	117	5,009	5,009
WD	WOODWARD-QUINLAN3-8%	NP	23			4.872	74	74	359	359
NP Totals						159.000			17,371	17,371
Total Agland						159.000			17,371	17,371